

**CERTIFICATE OF INSPECTION**  
**VALID FOR ONE YEAR**

Address:	455 Westview Rd.	Date:	September 3, 2015
Perm. Parcel No:	811-25-013	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	WINCHAP Group LLC	Maximum Occupancy:	6 persons
Mail to:	Ernest Winston	Property:	Legal Conforming [X]
	7625 Pinecrest Lane		Legal Non-Conforming []
	Solon, OH 44139		Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**REQUIRED MAINTENANCE ITEMS:**

1. Remove all unused, unlicensed or inoperable motor vehicles.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal. (Around doors and windows)
3. Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Remove the existing roofing shingles and install a new roof on the dwelling (and adjacent garage). Use Ice and water Shield where required. Make all necessary repairs to the existing roof. Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on roof.
4. Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
5. Tuck-point the foundation masonry and repaint to match existing. Scrape and paint block wall on side of house.
6. Replace handrails on front porch.
7. Replace all damaged or missing sections of aluminum siding, corners and trim.

**EXTERIOR ITEMS:**

1. Clean, repair or replace all gutters and downspouts as needed.
2. Repair the damage to the tree lawn along driveway and apron using top soil if necessary and seed the area.
3. Trim all trees, bushes and/or shrubbery on the property, especially off house roof and around fence.
4. Remove all weeds growing through brick patio and make necessary repairs to brick patio.
5. Remove all weeds in flower beds.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.**

**CITY OF BEDFORD BUILDING DEPARTMENT**

**Inspector: Robert Brown**

Certificate of Inspection  
455 Westview Rd.  
Ernest Winston  
September 3, 2015

**DRIVEWAYS, SIDEWALKS, AND STAIRS:**

1. Level 1 (one) square of rear service sidewalk.

**GENERAL ELECTRICAL ITEMS:**

1. All lights, outlets and switches must operate properly. Electrical devices may not be painted.

**KITCHEN ITEMS:**

1. Clean, repair and disinfect the kitchen cabinets. Repair floor under kitchen sink.

**BATH ITEMS:**

1. Caulk base of toilet leaving 1/2" in rear without caulk.
2. Replace missing toilet bolts – **NOTE:** toilet flange maybe broken or damaged.

**INTERIOR ITEMS:**

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Remove the worn or soiled carpeting in throughout and disinfect the floor surfaces.
3. Repair and/or secure or replace the handrail to the 2<sup>nd</sup> floor stairs.
4. Install a new smoke detector on the first and second floor levels and in each bedroom.
5. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

*This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)*